

## **Planning Board Agenda for**

**City of Manchester, New Hampshire**

**Planning Board**

**Held on: January 12, 2006 at 6:00 p.m.**

**One City Hall Plaza**

**Manchester, NH 03101**

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### **MANCHESTER PLANNING BOARD**

### **PUBLIC HEARING/LIMITED BUSINESS MEETING**

**Thursday, January 12, 2006 – 6:00 p.m.**

**City Hall, Third Floor, Aldermanic Chambers**

#### **I. PUBLIC HEARING:**

#### **Subdivision, Site Plan/Planned Development, and Conditional Use Applications (See Enclosed)**

**(Continued from November 10, 2005, and December 15, 2005):**

1. SP-34-2005 Property located at 201 Myrtle Way (192 Orange St.), an application for the site plan approval for construction of a 30,600 sq. ft., 2-story building addition with on-site parking – Ann Beha Architects for the Currier Museum of Art
2. CU-26-2005 Property located at 201 Myrtle Way (192 Orange St.), an application for a conditional use permit to reduce parking from the required number of parking spaces – Ann Beha Architects for the Currier Museum of Art
3. S-53-2005 Property located on Countryside Boulevard, an application to subdivide property to create six (6) lots, and construct a public street – Alliance Resources, Inc., Hillcrest Terrace and Woodland Pond at Manchester, LLC
4. SP-39-2005 Property located on Countryside Boulevard, an application to create a planned  
PD-14-2005 development by the construction of three (3) buildings, and for site plan approval for two (2) multi-family building containing 150 dwelling units and a clubhouse on Lot #1 – Hayes Engineering, Inc. for R&B Manchester LLC
5. SP-40-2005 Property located on Countryside Boulevard, an application to create a planned  
PD-15-2005 development by the construction of thirty-five (35) townhouse buildings, and for site plan approval for a total of 158 dwelling units on Lot #2 – Hayes Engineering, Inc. for R&B Manchester LLC
6. PD-16-2005 Property located on Countryside Boulevard, an application to create a planned development by the construction of seventy-five (75) single family dwellings on Lot #3 - Hayes Engineering, Inc. for R&B Manchester LLC

7. SP-41-2005 PD-17-2005 Property located on Countryside Boulevard, an application to create a planned development by the construction of ten (10) townhouse buildings, and for site Plan approval for a total of forty (40) dwelling units on Lot #4 – Hayes Engineering, Inc. for R&B Manchester LLC
8. SP-42-2005 PD-18-2005 Property located on Countryside Boulevard, an application to create a planned development by the construction of eight (8) garden multi-family buildings, and for site plan approval for a total of sixty-four (64) dwelling units on Lot #5 – Hayes Engineering, Inc. for R&B Manchester LLC

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is the recommendation of the staff that the Planning Board *accept* the applications and conduct a Public Hearing.

A motion would be in order to **ACCEPT** the following **CURRENT APPLICATIONS**:

9. S-41-2005 Property located at 12 & 40 Platts Avenue, an application to subdivide property by adjusting a property line – Duval Survey for Denis & Laurie St. Pierre, and David M. Puchacz & Nancy E. Bodge
10. S-51-2005 Property located at 448 Howe Street, an application to subdivide property by adjusting a property line – Duval Survey for Stephen Therrien
11. S-01-2006 Property located at 1161 South Beech Street, an application to subdivide property to create one (1) new single family lot – Joseph M. Wichert for Rose Ann Boudreau Rev. Trust
12. S-02-2006 Property located at 55 Mapleton Road, an application to consolidate tax lots and subdivide property to create one (1) new single family lot – Joseph M. Wichert for Rose J. Bilodeau Rev. Trust
13. S-03-2006 Property located on South Beech Street and Bradley Street, an application to subdivide 18.9 acres into a lot of 7.3 acres and a lot of 11.5 acres – Joseph M. Wichert for Roman Catholic Bishop of Manchester, a corporate sole
14. CU-02-2006 Property located at 8030 S. Willow Street, an application for a conditional use permit to occupy approx. 1,140 sq. ft. of building area for a beauty salon – Christine Plant

## **II. LIMITED BUSINESS MEETING:**

15. PD-01-2005 (Amendment) Property located at 972 Mammoth Road, an application to amend a previously approved planned development with the addition of one (1) single family dwelling unit – KNA for 972 Mammoth Road Development LLC

**Public Hearing: November 10, 2005 [Recommendation Enclosed]**

16. S-42-2005 Property located at 230 South Mammoth Road, an application to subdivide property to create two (2) new single family building lots – Duval Survey for Donald Sinville, Jr.  
**Public Hearing: December 01, 2005 [Recommendation Enclosed]**
17. S-41-2005 Property located at 12 & 40 Platts Avenue, an application to subdivide property by adjusting a property line – Duval Survey for Denis & Laurie St. Pierre, and David M. Puchacz & Nancy E. Bodge **[Recommendation Enclosed]**
18. S-51-2005 Property located at 448 Howe Street, an application to subdivide property by adjusting a property line – Duval Survey for Stephen Therrien  
**[Recommendation Enclosed]**
19. **Tabled Item:** Request from the Anagnost Companies for reconsideration of the fence issue at the Elliot Hospital Day Care Facility, and information regarding drainage matters at the same site (On December 15, 2005, the Board reviewed the drainage modifications and voted to accept the proposal, pending approval by the City Highway Department)
20. Should time allow, the Staff may bring forward additional recommendations on other tabled applications, for the Board's consideration.
21. Any other business items from Staff or Board.